

This Instrument prepared by:  
Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
301 South Monroe Street, Suite 202  
Tallahassee, Florida 32301

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this \_\_\_\_\_ day of June, 2004, by BRADFORDVILLE PHIPPS, LTD., a limited partnership organized and existing under the Laws of the State of Florida, whose mailing address 3935 Old Mill Road, Tallahassee, Florida 32312, hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A," which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.

8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

WITNESSES:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

GRANTOR:

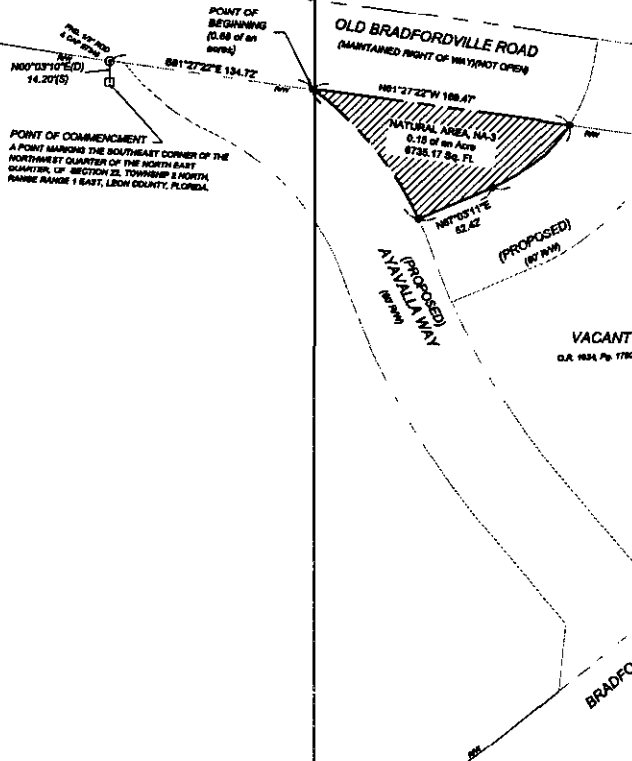
BRADFORDVILLE PHIPPS LIMITED  
PARTNERSHIP

By: Bradfordville Land Company, Inc.  
Its General Partner

By: \_\_\_\_\_  
Ronald P. Brafford, Its President

misc/bradford/conservationeasement

KEY SHEET



## DESCRIPTION OF 0.15 OF AN ACRE± (NATURAL AREA, NA-3):

A parcel of land lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida and more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East, and run North 01 degrees 03 minutes 17 seconds East 14.20 feet to a point on the Southerly right of way boundary of Old Bradfordville Road (maintained right of way); thence run South 81 degrees 27 minutes 22 seconds East 134.72 feet to the point of intersection of said Southerly right of way with the Easterly right of way of the proposed Ayavalla Way (60' right of way) and the POINT OF BEGINNING. From said POINT OF BEGINNING lying on a curve concave Southwesterly and having a radius of 230.00 feet; thence leaving said Southerly right of way boundary run Southeasterly along said proposed Easterly right of way boundary of Ayavalla Way (60' right of way) and curve through a central angle of 28 degrees 12 minutes 37 seconds for an arc distance of 113.24 feet; (chord of said curve being South 38 degrees 07 minutes 20 seconds East 112.10 feet) to a point of intersection with said Easterly right of way boundary with the Northwesterly right of way boundary of a proposed 60' right of way; thence leaving said Easterly right of way boundary run North 67 degrees 03 minutes 11 seconds East 52.42 feet to a curve concave Northwesterly and having a radius of 110.00 feet; thence Northwesterly along said curve through a central angle of 34 degrees 46 minutes 43 seconds for an arc distance of 86.77 feet; (chord of said curve being North 49 degrees 39 minutes 50 seconds East 65.75 feet) to a point of intersection with said Northwesterly right of way boundary with the Southerly right of way boundary of Old Bradfordville Road (maintained right of way)(not open); thence leaving said Northwesterly right of way boundary run North 81 degrees 27 minutes 22 seconds West along said Southerly right of way boundary 169.47 feet to the POINT OF BEGINNING; containing 0.15 of an acre or 6735.17 Square Feet, more or less.

LEGEND	LEGEND	LEGEND
FOUND 4"x4" CONCRETE MONUMENT	FOUND IRON PIN	TELEPHONE POLE
FOUND NAIL IN CAP	FOUND NAIL IN CAP	TELEPHONE PEDESTAL
PROFESSIONAL LAND SURVEY CERTIFICATE	PROFESSIONAL LAND SURVEY CERTIFICATE	COMBINATION POLE
SET 4"x4" CONCRETE MONUMENT LB#7245	SET 4"x4" CONCRETE MONUMENT LB#7245	POWER POLE
SET 1" IRON PIN LB#7245	SET 1" IRON PIN LB#7245	LIGHT POLE
SET NAIL AND 1" CAP LB#7245	SET NAIL AND 1" CAP LB#7245	FIRE HYDRANT
DEED INFORMATION	DEED INFORMATION	SANITARY SEWER FLOW ARROW
DEED INFORMATION	DEED INFORMATION	SANITARY SEWER MANHOLE
CALCULATED INFORMATION	CALCULATED INFORMATION	
SURVEY INFORMATION	SURVEY INFORMATION	
POINT OF COMMENCEMENT	POINT OF COMMENCEMENT	
POINT OF BEGINNING	POINT OF BEGINNING	

<p>MOORE BASS CONSULTING, INC. 804 N. GADSDEN STREET TALLAHASSEE, FL 32303 (904) 232-6678 CERTIFICATE OF AUTHORIZATION No. 00007245</p>		<p>BRADFORDVILLE PHIPPS LIMITED PARTNERSHIP</p>		<p>CONSERVATION EASEMENT FOR NATURAL AREA, NA-3</p>	
<p>FILE # 03-185 TARGET DEED PLOTS.DWG</p>		<p>CONTRACT # 1119.001 ARCHIVE</p>		<p>DATE May 21, 2004 DRAWN BY BKL</p>	
<p>SHEET TITLE SKETCH OF DESCRIPTION</p>		<p>1.0</p>		<p>8</p>	